

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

Division: Police

Member: Robert Dodder  
759-6421 beeper 497-0628

Project Name: Corn Properties

Case #: 25-R-01

Date: 02-15

Review Time:

#### **Comments:**

1. The restrooms, and specifically the female restroom, being placed at the end of a long hallway, lacking any form visual control, promotes / creates an opportunity for both criminal and anti-social behavior. This is especially true with this type of planned business. This design concept needs to be altered.
2. The parking lot lacks natural surveillance from within the business to the parking lot and also from the parking lot into the business.
3. The landscaping and the parking lot lighting may be in conflict. That is, the trees canopies may be in a position to block the flow of lumens from the parking lot light fixtures. This will cause the actual foot-candle to be less than code in those parking spots near the trees. This potential conflict must be addressed.

**Division:** Planning

**Member:** Lois Udvardy  
761-5862

**Project Name:** Corn Properties

**Case #:** 25-R-01

**Date:** February 27, 2001

Site Plan Review/Change of Use/CB (restaurant to package store/lounge)

**Comments:**

1. Provide a copy of cross access easement and identify/label on site plan.
2. Dimension distance from property line to parking spaces on both Davie Blvd. and S.W. 34 Ave. Twenty-two feet (22') minimum stacking is required on S.W. 34 Ave. and forty-four feet (44') on Davie Blvd. Discuss with Engineering representative.
3. Eliminate the two (2) access openings onto adjacent site.
4. Provide 30" wide landscape buffer where vehicular use area abuts adjacent property.
5. Peninsular tree island must be a minimum of 8' width.
6. Provide street trees according to Sec. 47-25.2.L.9.
7. Dimension parking spaces, drive isles, setbacks, building size, centerline of adjacent streets etc. on site plan. Label "Proposed" site plan instead of "Existing" site plan. Identify property line.
8. The liquor store/lounge must meet all requirements of Sec.5-26 and 5-27 of the Code of Ordinances in regard to distance between other establishments and schools and churches.
9. Restrict easternmost drive on Davie Blvd. to "exit" only.
10. Development is subject to Sec. 47-25.3, Neighborhood Compatibility Requirements as follows:
  - a) Lighting: Lighting shall be directed away from residential property and shall not cause illumination in excess of ½ footcandle on any abutting residential property. Lighting fixtures shall be shielded, angled or both so that direct or indirect light shall not cause glare on abutting residential property. **Submit photometric plan.**

- b) Control of Appearance: Architectural Features: The façade facing the residential property shall be constructed to compliment a residential structure and shall include architectural features as outlined in Sec. 47-25.3.2. **Provide additional architectural detailing.**
- c) Loading Facilities: Loading and service facilities shall be screened so as not to be visible from abutting residential.
- d) Screening of Rooftop and Mechanical Equipment: Rooftop mechanical equipment shall be screened so that they are not visible from abutting residential.
- e) Bufferyard Requirements: A ten (10) foot landscaped strip shall be required to be located along property lines adjacent to residential. Such strip shall include trees, shrubs and ground cover as provided in Sec. 47-21. No parking shall be located within twelve (12) feet of property line next to residential.
- f) A wall a minimum of six (6) feet in height which incorporates decorative features on the residential side shall be provided along the length of property abutting residential. **Provide a detailed elevation of wall.**

11. Additional comments may be forthcoming at DRC meeting.

Final DRC must be obtained within 90 days.

**Division:** Construction Services

**Member:** John R. Smith  
761-5220

**Project Name:** Corn Properties

**Case #:** 25-R-01

**Date:** February 27, 2001

**Comments:**

Need two handicap spaces. Any barrier removal contemplated?

**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** Corn Properties

**Case #:** 25-R-01

**Date:** 2-19-01

**Comments:**

N/C

Division: Zoning

Member: Terry Burgess  
761-5913

Project Name: Corn Properties

Case #: 25-R-01

Date: 2/19/01

Comments:

1. Provide all parking geometrics in accordance with section 47-20.11.
2. Discuss stacking distance requirement from Davie Blvd and SW 34 AVE. with the Engineering representative for compliance of section 47-20.5.C.5.
3. Provide a complete parking breakdown by use as required in section 47-20.2.
4. Provide a copy of the cross access easement agreement.
5. This development site is subject to distance separation between other liquor establishments, schools, and churches in accordance with Sec. 5-26 and 5-27 of the Code of Ordinances.
6. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
7. Signs shall comply with section 47-22.
8. Development site is subject to section 47-25.3, Neighborhood Compatibility Requirements such as lighting, control appearance, loading facilities, bufferyard, screening of roof-mounted equipment, and a wall when abutting residential property.
9. In accordance with the Code of Federal Regulations two (2) handicap parking spaces are required.
10. Additional comments maybe discussed at DRC meeting

**Division:** Plumbing

**Member:** Ted DeSmith  
761-5232

**Project Name:** Corn Properties

**Case #:** 25-R-01

**Date:** February 19, 2001

**Comments:**

1. Verify with Building Official on change of use. Restrooms may be required to meet current Handicap Accessibility Code.
2. Possible sewer and water impact fees, unable to determine at this time with the information provided.

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Corn Properties

**Case #:** 25-R-01

**Date:** February 27, 2001

**Comments:**

No apparent interference will result from this plan at this time.



**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
761-5123/ph  
761-5275/fax

**Project Name:** Corn Properties

**Case #:** 25-R-01

**Date:** 2/27/00

**Site Plan Comments:**

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit.
2. There is insufficient stacking distance at each entrance/exits. Forty-four (44) ft. are required from all trafficways (Davie Blvd.) and twenty-two (22) ft. are required for non-trafficways (S.W. 34 Ave.)
3. Insufficient detailing of parking lot site geometry has been provided (indicate drive aisle widths, parking space lengths, angle of parking spaces, etc.)
4. Discuss deficiencies in parking once stacking requirements are satisfied.